079.0	0003	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	752,200 /	752,200
					USE VALUE:	752,200 /	752,200
					ASSESSED:	752,200 /	752,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROSIUS ERIC J
Owner 2:	BROSIUS TERRI D
Owner 3:	
Street 1:	77 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,216 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 2100 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6216.000	327,700		424,500	752,200
Total Card	0.143	327,700		424,500	752,200
Total Parcel	0.143	327,700		424,500	752,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.19 | /Parcel: 358.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	49307
GIS Ref	
GIS Ref	
Insp Date	11/29/18

!6461!

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0003-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	327,800	0	6,216.	424,500	752,300	752,300	Year End Roll	12/18/2019
2019	101	FV	259,300	0	6,216.	424,500	683,800	683,800	Year End Roll	1/3/2019
2018	101	FV	259,300	0	6,216.	285,000	544,300	544,300	Year End Roll	12/20/2017
2017	101	FV	259,300	0	6,216.	272,900	532,200	532,200	Year End Roll	1/3/2017
2016	101	FV	259,300	0	6,216.	248,700	508,000	508,000	Year End	1/4/2016
2015	101	FV	244,800	0	6,216.	200,100	444,900	444,900	Year End Roll	12/11/2014
2014	101	FV	244,800	0	6,216.	178,900	423,700	423,700	Year End Roll	12/16/2013
2013	101	FV	244,800	0	6,216.	169,800	414,600	414,600		12/13/2012

PRINT

Date	Time
12/10/20	21:14:17

LAST REV

Date	Time
04/30/19	14:36:14
apro	
6461	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIU HANJIU	27535-563		7/31/1997		199,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2018	1482	Re-Roof	1,958	C				
10/7/2011	1262	Manual	10,000					replace 3 entry do
12/3/2009	1219	Redo Bas	19,500	C				IMPROVE INSULATION
1/5/2009	6	New Wind	10,240	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
5/12/2009	Measured	197	PATRIOT
3/29/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/12/2000	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6216		Sq. Ft.	Site		0	70.	0.98	11									424,538						424,500	

Total AC/HA:	0.14270	Total SF/SM:	6216	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	424,538	Spl Credit		Total:	424,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27499998
Const Adj.:	0.98990101
Adj $ / SQ:	164.076
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445292
Depreciation:	117557
Depreciated Total:	327735

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

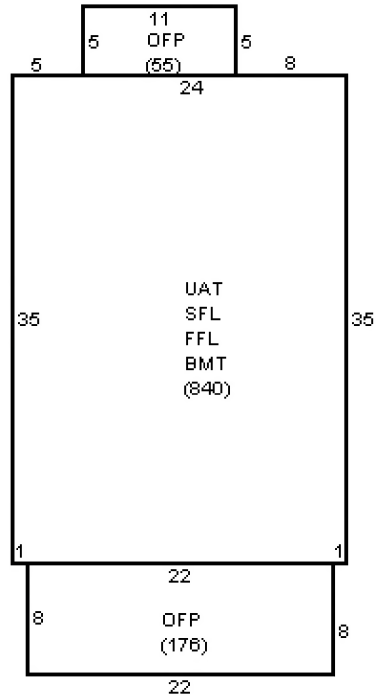
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.08
Special Features:	0	Val/Su Net:	110.67
Final Total:	327700	Val/Su SzAd	195.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	78.760	66,155
FFL	First Floor	840	164.080	137,824
SFL	Second Floor	840	164.080	137,824
OFP	Open Porch	231	23.400	5,406
UAT	Upper Attic	210	65.630	13,782
Net Sketched Area:		2,961	Total:	360,991
Size Ad	1680	Gross Are	3591	FinArea 2100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

079.0-0003-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	